| 145.0 | 0004 | 0010.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 847,600 | / | 847,600 |
| USE VALUE: | 847,600 | / | 847,600 |
| ASSESSED: | 847,600 | / | 847,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 287 | | HIGHLAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CAMPBELL JOHN M--ETAL |
| Owner 2: | CONWAY KATHLEEN P |
| Owner 3: | |
| Street 1: | 287 HIGHLAND AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Wood Shingle Exterior and 1911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6600.000 | 353,200 | | 494,400 | 847,600 |
| Total Card | 0.152 | 353,200 | | 494,400 | 847,600 |
| Total Parcel | 0.152 | 353,200 | | 494,400 | 847,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.54 | /Parcel: 443.5

**Legal Description**

| User Acct |
|---|
| 95079 |
| **GIS Ref** |
| |
| **GIS Ref** |
| |
| **Insp Date** |
| 12/01/17 |

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 145.0-0004-0010.0

!11336!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 353,000 | 0 | 6,600. | 494,400 | 847,400 | 847,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 267,700 | 0 | 6,600. | 463,500 | 731,200 | 731,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 267,600 | 0 | 6,600. | 383,200 | 650,800 | 650,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 267,600 | 0 | 6,600. | 352,300 | 619,900 | 619,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 267,600 | 0 | 6,600. | 321,400 | 589,000 | 589,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 261,100 | 0 | 6,600. | 315,200 | 576,300 | 576,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 261,100 | 0 | 6,600. | 292,900 | 554,000 | 554,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 261,100 | 0 | 6,600. | 278,700 | 539,800 | 539,800 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:31:08 |

**LAST REV**

| Date | Time |
|---|---|
| 03/07/18 | 09:38:51 |
| apro | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 95079 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11336

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 15829-325 | | 10/1/1984 | | 100,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/29/2009 | 529 | Manual | 2,670 | | | | | |
| 1/27/1998 | 47 | Addition | 50,000 | | | | | 2.5 ST ADDITION |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/1/2017 | Meas/Inspect | HS | Hanne S |
| 1/26/2009 | Measured | 372 | PATRIOT |
| 12/29/1999 | Inspected | 276 | PATRIOT |
| 12/1/1999 | Mailer Sent | | |
| 11/15/1999 | Measured | 263 | PATRIOT |
| 6/28/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6600 | | Sq. Ft. | Site | | 0 | 80. | 0.94 | 9 | | | | | | | | | 494,398 | | | | | | 494,400 | |

| Total AC/HA: | 0.15152 | Total SF/SM: | 6600 | Parcel LUC: | 101 | One Family | Prime NB Desc: | Brackett | Total: | 494,398 | Spl Credit | | Total: | 494,400 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 6 - Colonial |
| Sty Ht: | 2 - 2 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - Concrete |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 3 - Gambrel |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | LT GREEN |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1941 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | |
|---|---|
| Avg Ht/FL: | STD |
| Prim Int Wall | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | 1 |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 1 - Forced H/Air |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: 100 |
| Solar HW: | NO Central Vac: NO |
| % Com Wall | % Sprinkled: |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GD - Good | 18. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 18.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.19945049 |
| Const Adj.: | 1.01989794 |
| Adj $ / SQ: | 152.915 |
| Other Features: | 84671 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 433953 |
| Depreciation: | 80715 |
| Depreciated Total: | 353238 |

## COMMENTS

SCUTTLE HOLE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | BRs: 2 | | | Baths: 1 | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 1998 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | M |
| Totals | | | |
| 1 | 6 | 2 | |

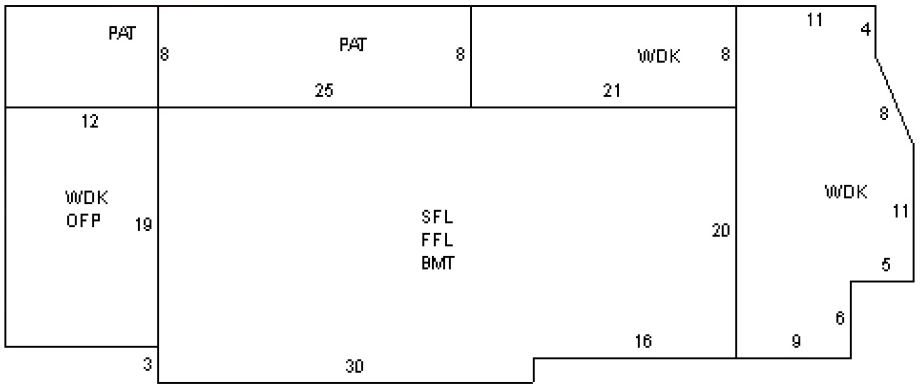
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 152.91 |
| Special Features: | 0 | Val/Su Net: | 85.09 |
| Final Total: | 353200 | Val/Su SzAd | 184.82 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 980 | 45.870 | 44,957 |
| FFL | First Floor | 980 | 152.910 | 149,856 |
| SFL | Second Floor | 931 | 152.910 | 142,364 |
| WDK | Deck | 736 | 7.510 | 5,524 |
| PAT | Patio | 296 | 3.590 | 1,062 |
| OFP | Open Porch | 228 | 24.210 | 5,520 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,151 | | | Total: | 349,283 |
| Size Ad | 1911 | Gross Are | 4200 | FinArea | 1911 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 95 | | | | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |

## PARCEL ID

145.0-0004-0010.0

## IMAGE

AssessPro Patriot Properties, Inc